

M I N U T E S

LOUDOUN COUNTY BOARD OF SUPERVISORS

MAY 13, 2015

At a public hearing of the Board of Supervisors of Loudoun County, Virginia, held at the County Government Center in the Board of Supervisors' Meeting Room, 1 Harrison Street, S.E., Leesburg, Virginia on Wednesday, May 13, 2015 at 6:00 p.m.

PRESENT: Scott K. York, Chairman
Ralph Buona, Vice Chairman
Janet Clarke
Eugene Delgaudio
Geary Higgins
Matthew Letourneau
Ken Reid
Suzanne Volpe
Shawn Williams

IN RE: CALL TO ORDER

Chairman York called to order the public hearing and stated that for this meeting, members of the public would have up to two minutes to speak during public input.

IN RE: (1) PROPOSED SALE OF COUNTY PROPERTY COUNTY-OWNED
AFFORDABLE DWELLING UNITS (ADUs) (BLUE RIDGE)

Kelly Marrocco of Family Services stated she had nothing further to add to the staff report but was available for questions.

Public Comments:

No members of the public chose to speak on this item.

Board Comments:

Supervisor Clarke moved that the Board of Supervisors suspend the rules. Seconded by Supervisor Volpe. The motion passed 9-0.

Supervisor Clarke moved that the Board of Supervisors approve the sale, to qualified ADU certificate holders, of the County-owned Affordable Dwelling Units located at the following addresses:

42121 Piebald Square #4F, Aldie, VA 20105
41895 Cathedral Valley Square #106, Stone Ridge, VA 20105 24680
Footed Ridge Terrace #9D, Sterling, VA 20166

These sales shall be contingent upon the receipt of contracts from the purchasers acceptable in form to the County Attorney.

Supervisor Clarke further moved that the Chairman, the Vice Chairman, the County Administrator, or his duly authorized designee be authorized to sign the deeds to the purchasers. Said deeds shall be approved as to legal form by the County Attorney, who shall be authorized to execute all necessary collateral documents at settlement. Seconded by Supervisor Volpe. The motion passed 9-0.

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For more information, visit:

http://loudoun.granicus.com/MediaPlayer.php?view_id=63&clip_id=4087&meta_id=84249 (webcast timestamp 00:01:51, approx. 4:40pm)

IN RE: (2) PROPOSED CONVEYANCE OF COUNTY PROPERTY/GRANT OF
PERMANENT TELECOMMUNICATIONS TRANSMISSION SYSTEM
EASEMENT - LAND BAY "O" WAIVER LOT, LOUDOUN PARKWAY
CENTER) (BROAD RUN)

Lauri Sigler of the County Attorney's Office stated she had nothing further to add to the staff report but was available for questions.

Public Comments:

No members of the public chose to speak on this item.

Board Comments:

Supervisor Williams requested staff reiterate to SummitIG that proper cleanup and reseeding of the area be done upon completion of the project.

Supervisor Williams moved that the Board of Supervisors suspend the rules. Seconded by Vice Chairman Buona. The motion passed 9-0.

Supervisor Williams moved that the Board of Supervisors approve the requested Grant of Easement to SummitIG, LLC as shown on the plat dated January 6, 2015 by Bowman Consulting Group, Ltd., included as Attachment 1 to the May 13, 2015, Board of Supervisors Public Hearing Staff Report (attached at the conclusion of these minutes).

Supervisor Williams further moved that the Chairman, the Vice Chairman, the County Administrator, or his duly authorized designee be authorized to execute a Deed of Easement or other form of easement agreement acceptable in form to the County Attorney. Seconded by Vice Chairman Buona. The motion passed 9-0.

For more information, visit:

http://loudoun.granicus.com/MediaPlayer.php?view_id=63&clip_id=4087&meta_id=84250 (webcast timestamp 00:03:40)

IN RE: (3) ZRTD-2015-0001/ST. JOHNS AT LOUDOUN TECH CENTER
(BROAD RUN)

Kate McConnell of Planning and Zoning stated she had nothing further to add to the staff report but was available to answer questions.

Applicant's Comments:

Lou Canonico with Christopher Consultants, the representative for the applicant, stated he had no presentation for the Board and requested that the Board suspend the rules and approve the application.

Public Comments:

No members of the public chose to speak on this item.

Board Comments:

Supervisor Williams moved that the Board of Supervisors suspend the rules. Seconded by Supervisor Volpe. The motion passed 9-0.

Supervisor Williams moved that the Board of Supervisors approve ZRTD-2015-0001, St. Johns at Loudoun Tech Center, subject to the Proffer Statement dated April 28, 2015, and based on the Findings for Approval included in the May 13, 2015 Board of Supervisors Public Hearing Staff Report. Seconded by Supervisor Volpe. The motion passed 9-0.

For more information, visit:

http://loudoun.granicus.com/MediaPlayer.php?view_id=63&clip_id=4087&meta_id=84251 (webcast timestamp 00:06:35)

IN RE: (4) ZOAM-2015-0001/PROPOSED ZONING ORDINANCE AMENDMENT
TO PERMIT TELECOMMUNICATION FACILITIES IN THE PLANNED
DEVELOPMENT HOUSING AND RESIDENTIAL ZONING DISTRICTS
(PD-H AND R ZONING DISTRICTS) (COUNTYWIDE)

Pat Giglio of Planning and Zoning stated he had nothing further to add to the staff report but was available to answer questions.

Public Comments:

No members of the public chose to speak on this item.

Board Comments:

Supervisor Reid stated he had concerns that the process was moving too fast and that properties in the east should be identified and potential impacts to surrounding developments be investigated prior to approval.

Supervisor Volpe moved that the Board of Supervisors suspend the rules. Seconded by Vice Chairman Buona. The motion passed 8-0-1, Supervisor Reid abstained.

Supervisor Volpe moved that the Board of Supervisors approve ZOAM-2015-0001, Telecommunication Facilities in the Planned Development Housing and Residential Zoning Districts as presented. Seconded by Vice Chairman Buona. The motion passed 8-0-1, Supervisor Reid abstained.

For more information, visit:

http://loudoun.granicus.com/MediaPlayer.php?view_id=63&clip_id=4087&meta_id=84252 (webcast timestamp 00:09:06)

IN RE: (5) ZCPA-2014-0006/AVONLEA PLAZA (DULLES)

Tyler Klein of Planning and Zoning stated he had received the affidavit of posting from the applicant and the Proffers had been approved to legal form by the County Attorney's Office. He requested that Board members refer to the Supplemental Staff report for revised motions. Mr. Klein noted that staff had concerns

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regarding the applicant's commitment to start the construction of the westbound section of Tall Cedars Parkway in a timeline that is consistent with or quicker than currently underway by the County. He further stated that staff was not in support of the elimination of a +\$2.2 million escalation of the regional roadway contribution.

Applicant's Comments:

Colleen Gillis Snow of Cooley LLP, the representative for the applicant, provided a presentation to the Board on the item.

Public Comments:

No members of the public chose to speak on this item.

Board Comments:

Several Board members expressed their support for the application and noted that the applicant already had a tenant ready to sign a lease for one of the anchor sites.

Supervisor Letourneau moved that the Board of Supervisors suspend the rules. Seconded by Vice Chairman Buona. The motion passed 9-0.

Supervisor Letourneau moved that the Board of Supervisors approve ZCPA-2014-0006, Avonlea Plaza, subject to the Proffer Statement dated May 12, 2015 and based on the Findings for Approval contained in the May 13, 2015, Board of Supervisors Public Hearing Staff Report. Seconded by Vice Chairman Buona. The motion passed 9-0.

For more information, visit:

http://loudoun.granicus.com/MediaPlayer.php?view_id=63&clip_id=4087&meta_id=84253 (webcast timestamp 00:19:22)

IN RE: (6) SPMI-2014-0021, SPEX-2014-0021, ZMOD-2014-0010, ZMOD-2014-0006 & ZMOD-2014-0007/CASCADES SELF STORAGE FACILITY (STERLING)

Evan Harlow of Planning and Zoning stated he had no further updates to the staff report but was available for questions.

Applicant Comments:

Mark Baker of Bowman Consulting, the representative for the applicant, stated he did not have a presentation but was available to answer questions.

Public Comments:

No members of the public chose to speak on this item.

Board Comments:

Supervisor Delgaudio moved that the Board of Supervisors suspend the rules. Seconded by Chairman York. The motion passed 9-0.

Supervisor Delgaudio moved that the Board of Supervisors approve SPMI-2014-0021, SPEX-2014-0021, ZMOD-2014-0006, ZMOD-2014-0007 and ZMOD-2014-0010, Cascades Self-Storage Facility, subject to

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the Minor Special Exception Conditions of Approval dated April 22, 2015, the Special Exception Conditions of Approval dated April 22, 2015, the Zoning Modification Conditions of Approval dated April 22, 2015, and based on the Findings for Approval included in the May 13, 2015, Board of Supervisors Public Hearing Staff Report. Seconded by Supervisor Volpe. The motion passed 9-0.

For more information, visit:

http://loudoun.granicus.com/MediaPlayer.php?view_id=63&clip_id=4087&meta_id=84254 (webcast timestamp 00:03:01)

IN RE: ADJOURNED

Chairman York adjourned the public hearing.

CHAIRMAN

COUNTY ADMINISTRATOR

DATE

DATE

(These minutes include a summary of the discussions on matters proposed, deliberated or decided at this meeting. For a complete and detailed record of the discussions, please view the video webcast for the meeting on the County's website, www.loudoun.gov/webcast)